

Commonwealth of Massachusetts
Executive Office of Environmental
Affairs ■ MEPA Office

ENF Environmental
Notification Form

For Office Use Only
Executive Office of Environmental Affairs

EOEA No.: 14200
 MEPA Analyst: NICK ZAVALAS
 Phone: 617-626- 1030

The information requested on this form must be completed to begin MEPA Review in accordance with the provisions of the Massachusetts Environmental Policy Act, 301 CMR 11.00.

Project Name: Lancaster Golf Center Site Improvements		
Street: 438 Old Union Turnpike		
Municipality: Lancaster	Watershed: North Nashua River	
Universal Tranverse Mercator Coordinates:	Latitude: 42° 31' 10.7" N Longitude: 71° 42' 36.6" W	
Estimated commencement date: 06/08	Estimated completion date: 08/08	
Approximate cost: \$100,000+/-	Status of project design: 100 %complete	
Proponent: Lancaster Technology Park Limited Partnership c/o Concord Property Management		
Street: One Main Street		
Municipality: Concord	State: MA	Zip Code: 01742
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Andrew W. Platt, P.E. / Matthew D. Smith, P.E.		
Firm/Agency: Bohler Engineering, P.C.	Street: 352 Turnpike Road	
Municipality: Southborough	State: MA	Zip Code: 01772
Phone: (508) 480-9900	Fax: (508) 480-9080	E-mail: msmith@bohlereng.com

Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?
 Yes No

Has this project been filed with MEPA before?
 Yes (EOEA No. _____) No

Has any project on this site been filed with MEPA before?
 Yes (EOEA No. 13816) No

Is this an Expanded ENF (see 301 CMR 11.05(7)) requesting:
 a Single EIR? (see 301 CMR 11.06(8)) Yes No
 a Special Review Procedure? (see 301 CMR 11.09) Yes No
 a Waiver of mandatory EIR? (see 301 CMR 11.11) Yes No
 a Phase I Waiver? (see 301 CMR 11.11) Yes No

Identify any financial assistance or land transfer from an agency of the Commonwealth, including the agency name and the amount of funding or land area (in acres): None

Are you requesting coordinated review with any other federal, state, regional, or local agency?
 Yes (Specify _____) No

List Local or Federal Permits and Approvals: Lancaster Conservation Commission Order of Conditions issued 1/22/08, no other permits are required.

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03):

- | | | |
|---------------------------------|---------------------------------------|--|
| <input type="checkbox"/> Land | <input type="checkbox"/> Rare Species | <input checked="" type="checkbox"/> Wetlands, Waterways, & Tidelands |
| <input type="checkbox"/> Water | <input type="checkbox"/> Wastewater | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Air | <input type="checkbox"/> Solid & Hazardous Waste |
| <input type="checkbox"/> ACEC | <input type="checkbox"/> Regulations | <input type="checkbox"/> Historical & Archaeological Resources |

Summary of Project Size & Environmental Impacts	Existing	Change	Total	State Permits & Approvals
LAND				<input checked="" type="checkbox"/> Order of Conditions <input checked="" type="checkbox"/> Superseding Order of Conditions <input type="checkbox"/> Chapter 91 License <input type="checkbox"/> 401 Water Quality Certification <input type="checkbox"/> MHD or MDC Access Permit <input type="checkbox"/> Water Management Act Permit <input type="checkbox"/> New Source Approval <input type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input type="checkbox"/> Other Permits (including Legislative Approvals) – Specify: _____ _____ _____ _____
Total site acreage: full property	60.6±			
New acres of land altered		0.9±		
Acres of impervious area	2.2±	0.4	1.8±	
Square feet of new bordering vegetated wetlands alteration		0		
Square feet of new other wetland alteration		22,800±		
Acres of new non-water dependent use of tidelands or waterways		0		
STRUCTURES				
Gross square footage	8,307	0	8,307	
Number of housing units	0	0	0	
Maximum height (in feet)	30'±	0	30'±	
TRANSPORTATION				
Vehicle trips per day	500+/-	0	500+/-	
Parking spaces	170	0	170	
WASTEWATER				
Gallons/day (GPD) of water use	<2,000	0	<2,000	
GPD water withdrawal				
GPD wastewater generation/ treatment	<1,000	0	<1,000	
Length of water/sewer mains (in miles)	0	0	0	

CONSERVATION LAND: Will the project involve the conversion of public parkland or other Article 97 public natural resources to any purpose not in accordance with Article 97?

- Yes (Specify _____) No

Will it involve the release of any conservation restriction, preservation restriction, agricultural preservation restriction, or watershed preservation restriction?

Yes (Specify _____) No

RARE SPECIES: Does the project site include Estimated Habitat of Rare Species, Vernal Pools, Priority Sites of Rare Species, or Exemplary Natural Communities?

Yes (Specify _____) No

HISTORICAL /ARCHAEOLOGICAL RESOURCES: Does the project site include any structure, site or district listed in the State Register of Historic Place or the inventory of Historic and Archaeological Assets of the Commonwealth?

Yes (Specify _____) No

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?

Yes (Specify _____) No

AREAS OF CRITICAL ENVIRONMENTAL CONCERN: Is the project in or adjacent to an Area of Critical Environmental Concern?

Yes (Specify _____) No

PROJECT DESCRIPTION: The project description should include (a) a description of the project site, (b) a description of both on-site and off-site alternatives and the impacts associated with each alternative, and (c) potential on-site and off-site mitigation measures for each alternative (You may attach one additional page, if necessary.)

The applicant proposes to grade an approximately one acre area located to the south of the existing Golf Center building and two smaller separate areas northeast of the building. The proposed work involves filling an existing rubber lined irrigation sump and associated Isolated Land Subject to Flooding (ILSF) currently used to hold irrigation water for the golf course located at the site. In April, 2006, the Lancaster Conservation Commission issued a Determination of Applicability ruling that the sump area is considered an Isolated Land Subject to Flooding (ILSF [310 CMR 10.57(2)(b)]). The ILSF has an area of approximately 22,800 square feet and the sump is approximately 5 to 6 feet deep at its deepest points. The ILSF is located in a depression that was reportedly originally excavated for agricultural use, and there is no defined inlet or outlet to the sump; water is supplied to the sump from runoff from the 2.5± acre watershed draining to it and is supplemented by pumping water into it from the wetlands to the east. Water is then regularly pumped from the sump to irrigate the golf course and driving range. The average water surface elevation (maintained by pumping) is approximately 429.0. The lowest point adjacent to the ILSF at which water could overflow out of the ILSF is at elevation 430.5+/-.

The project proposes to drain the sump, remove the rubber liner, and then fill the sump and ILSF using clean fill. Fill would be graded to slope from high points in the south towards lower points to the north. All disturbed areas will be stabilized with loam and seed.

The project as proposed will permit further expansion of the golf course facilities proximate to the existing clubhouse area. Other areas for expansion on-site are available, but are not as desirable given that they are set further away from the existing clubhouse facility or require extensive clearing and earthwork. The proposed work in ILSF satisfies the regulatory performance standards of the MA Wetland Regulations for work in ILSF under 310 CMR 10.57(4)(b), therefore, onsite or offsite mitigation measures are not warranted as further detailed within the information provided in the Appendix. A review letter from the Town of Lancaster's review consultant, BSC Group, relative to the project's impacts further supports this finding, as does the issued Order of Conditions from the Lancaster Conservation Commission. These documents are enclosed herein.

The other two areas to be graded include locations shown on the enclosed plans as non-jurisdictional wetland areas "BC" and "BD". Areas BC and BD do not "border" any water body or

waterway, and therefore do not qualify as Bordering Vegetated Wetland in accordance with the Massachusetts Wetland Regulations at 310 CMR 10.55(2)(a). Similarly, areas BC and BD do not have the capacity to pond the requisite ¼ acre-feet for potential consideration as ILSF in accordance with 310 CMR 10.57(2)(b)1. The U.S. Army Corps of Engineers determined that these areas and the ILSF should not be considered Waters of the United States in a letter dated March 26, 2007, included in the Appendix. Therefore, the only project impact to a jurisdictional resource area is to the ILSF.

The only State permit required for this project is a Superseding Order from DEP given that the municipally-granted Order of Conditions was appealed by nearby residents.

The property has been considered for various commercial developments over the past 10 years, most recently for a large retail development that was the subject of a MEPA filing in May 2006. While the property may be otherwise developed in the future, the proponent currently has no alternate plans from the project described with this ENF. If and when additional site development is considered, required filings with MEPA will occur in accordance with applicable regulations.

LAND SECTION – all proponents must fill out this section

I. Thresholds / Permits

A. Does the project meet or exceed any review thresholds related to **land** (see 301 CMR 11.03(1))
 ___ Yes X No; if yes, specify each threshold:

II. Impacts and Permits

A. Describe, in acres, the current and proposed character of the project site, as follows:

	<u>Existing</u>	<u>Change</u>	<u>Total</u>
Footprint of buildings	<u>0.19</u>	<u>0.0</u>	<u>0.19</u>
Roadways, parking, and other paved areas	<u>1.80</u>	<u>0.0</u>	<u>1.80</u>
Other altered areas (describe)	<u>22.43</u>	<u>0.0</u>	<u>22.43</u>
Undeveloped areas	<u>36.18</u>	<u>0.0</u>	<u>36.18</u>

B. Has any part of the project site been in active agricultural use in the last three years?
 ___ Yes X No; if yes, how many acres of land in agricultural use (with agricultural soils) will be converted to nonagricultural use?

C. Is any part of the project site currently or proposed to be in active forestry use?
 ___ Yes X No; if yes, please describe current and proposed forestry activities and indicate whether any part of the site is the subject of a DEM-approved forest management plan:

D. Does any part of the project involve conversion of land held for natural resources purposes in accordance with Article 97 of the Amendments to the Constitution of the Commonwealth to any purpose not in accordance with Article 97? ___ Yes X No; if yes, describe:

E. Is any part of the project site currently subject to a conservation restriction, preservation restriction, agricultural preservation restriction or watershed preservation restriction? ___ Yes X No; if yes, does the project involve the release or modification of such restriction? ___ Yes X No; if yes, describe:

F. Does the project require approval of a new urban redevelopment project or a fundamental change in an existing urban redevelopment project under M.G.L.c.121A? ___ Yes X No; if yes, describe:

G. Does the project require approval of a new urban renewal plan or a major modification of an existing urban renewal plan under M.G.L.c.121B? Yes ___ No X ; if yes, describe:

H. Describe the project's stormwater impacts and, if applicable, measures that the project will take to comply with the standards found in DEP's Stormwater Management Policy: **The project is not subject to the DEP Stormwater Management Policy. Impacts to stormwater, if any, will be**